

Motion by Councilmember Emdee, seconded by Councilmember Obagi, to approve Stifel, Nicolaus & Company, Inc. (Stifel) and Ramirez & Co, Inc. (Ramirez) to perform underwriting services as joint senior managers for the proposed CALPERS unfunded accrued liability (UAL) refinancing. Motion carried unanimously, with the following roll call vote:

AYES: Loewenstein, Horvath, Obagi, Emdee, Mayor Pro Tem Nehrenheim
NOES: None
ABSENT: None

N.5. DISCUSSION AND POSSIBLE ACTION ON THE GENERAL PLAN ADVISORY COMMITTEE (GPAC) RECOMMENDED LAND USE PLAN
CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

Community Development Director Brandy Forbes and Wendy Nowak of Placeworks, gave a report to date and reviewed the agenda discussion for tonight.

Planning Manager Scully also reviewed the density comparison tables and the existing district by district.

Councilmember Obagi observed that District 4 is the most dense as far as residents and District 5 is the least dense per total acreage which includes the industrial and commercial areas plus Manhattan Beach Boulevard.

Councilmember Horvath asked about the total acreage in District 5, primarily the residential component. Planning Manager Scully stated they looked at the commercial, industrial from all of the districts as well as from zip codes.

Councilmember Obagi asked if the spreadsheet is excluding or including the commercial zones. Planning Manager Scully stated it is still including all the acreage including the Galleria site. He also said the last row breaks down only the total in all residentially zoned properties and provides a dwelling unit per all residential acre.

Mayor Pro Tem Nehrenheim asked how many buildings in the City are more than three stories in size and with extremely high density such as on The Esplanade along the coastline. He also asked about the maxed density that HCD allows for residential buildings, and the maximum density on mixed use and maximum on concrete in terms of density.

Ms. Veronica Tam clarified that at least 30 units to acre count towards low income RHNA but in terms of maximum, it is up to the local jurisdiction.

Ms. Nowak reviewed a project in Downtown LA at 8th and Grand with Whole Foods on the lower ground and residential above.

In response to Councilmember Obagi, Ms. Nowak believed the City is up to 45 acres in the overlay area and with the exception of the Kingsdale area which is up to 60, and some parcels are being consolidated.

Councilmember Obagi asked about the density on Torrance Boulevard and the small lots. Ms. Novak suggested looking at the lot width first to see if the actual product would fit on the site.

Councilmember Obagi opposed putting in density in South Redondo causing residents to drive to the freeway. He also referred to the area zone public institutional and asked how did this land use designation include an elderly care facility. Community Development Director Forbes explained there was rezoning of that type of zone and has been a use allowed and is required to get a CUP. She also said the language could be clarified in the definition.

Councilmember Obagi asked about residential on 190th Street. Ms. Nowak said the existing uses are residential.

Councilmember Obagi asked about incentivizing open space versus dense developments. Ms. Nowak stated this has to do with the implementation of each project (reviewed). She also said parklands are permitted in the SPE easement negotiated over time.

Councilmember Loewenstein asked about the zoning change at the Kensington project, asking for the allowance of a zoning change as part of the CUP and having to go before the Planning Commission. He also asked if schools were exempt from residential areas in terms of density, and asked about the Crystal Cove Apartments and the acreage and density.

Councilmember Horvath asked about District 4 being the most dense and smallest acreage and suggested examining why the Artesia corridor was not chosen as an area for disbursement of RHNA numbers, missing an opportunity to spread out density issues and correcting deficiencies in current zoning. He also noted the benefit of horizontal mixed use and noted dense units along Vanderbilt and Matthews. He said his goal is to create enough flexibility for a generative project that can consolidate some density and create more amenities and quality of life improvement for residents and commercial entities, such as in specific areas.

Councilmember Emdee referred to a chart from HCD which is a data mapping resource guide and all blue areas are the closest proximity to jobs and are all within the 40 to 60 range and noted the traffic concerns will be solved in the entitlement process. She said the issue is getting 30 units/acre and noted that El Segundo has 0 housing units in their HQTAs, industrial land is valuable being close to freeway and LAX, and expressed concern with exacerbating the job housing imbalance. She also pointed out that the job proximity level is the same throughout all of Redondo Beach. She also said the proximities to jobs will go in different directions.

Councilmember Loewenstein said it is important to consider where to add housing and reviewed the commuting issues.

Mayor Pro Tem Nehrenheim called for public comment via Zoom and eComment.

Jean Matthew supported quality and suggested seeing all the data before making a decision. She pointed out that Northrop has a plating shop in the building and could not get licenses by pushing all of the people in that corridor. She also referred to the 105 issues and expressed concern with the data presented by Planning Manager Scully. She also said she would like to see the relevant data at the third meeting that is actually useful.

James _____ also supported imaging and data after the fact and see how the traffic patterns would be affected. He also suggested breaking down the numbers to user technology.

Sheila Lamb referred to the Land Use Definitions and PCF and the addition of residential care facilities for the elderly. She said land use is guided by the Municipal Code which she reviewed and spoke on RCFE's which shouldn't be allowed in the P or PCF zones and belong in the R3, MU and commercial zones and must require a CUP as stated by the RBMC.

Wayne Craig commended Councilmember Obagi to represent the process and requested clarification by Councilmember Loewenstein regarding traffic patterns, and noted how long it takes to get out of the City. He supported fighting as a City and working together.

Nin Nguyen, District 5, noted a bad accident at Manhattan Beach Boulevard and Inglewood Avenue, and also reminded east and west traffic impacts as well. He encouraged Council to listen to the residents and not just the data. He also did not support rezoning the tech area, noting many people work there.

Olisa Beully, District 5, expressed concern with a comment from Councilmember Obagi regarding the Dow Johnston neighborhood, and clarified that the new housing needs to be equitably zoned throughout the City. She pointed out that she lived on three on a lot but moved to Dow Johnston for the lot sizes and eventually remodeled.

Holly Osborne, District 5, spoke on RHNA and the algorithm with part being based on population and expected growth and also based on proximity to frequency bus stops and transportation corridors. She also referred to the cemetery in North Redondo and the City was assigned RHNA based on that cemetery. She asked if this could be subtracted from the City's RHNA. She also asked that the data be corrected before re-running it.

Balem Otesh stated she has been involved with the Galleria and Metro projects and the Pallets. She said they have tried to get a multiuse at the Galleria and have agreed to 6,000 housing in District 4 which should be an equitable distribution based on the density of the land use for each of the four districts. She also said she works in Long Beach and takes the 110 and take the south route.

Amy Josefek expressed concern with impacts from the elected officials in Sacramento and suggested people call Senator Ben Allen, Senator Bradford and Al Muratsuchi regarding SB9 and SB10 which do not address affordable housing and would be a destructive bill, enriching builders.

Valerie Hernandez did not support 1,000 units in any one area and impacts many issues in the area and asked about the revenue to the City compared to property taxes. She also asked about the traffic, noise and pollution and quality of life.

Candace Nafissi, District 3, stated a PCF zone to include an accepted use was never presented or approved by the GPAC. She also expressed concern with adding a disproportionate number of housing to an already dense area. She suggested to distribute the number based on the number of housing that already exists. She also suggested calling Senator Ben Allen regarding voting against SB9 and SB10.

Lara Duke, District 3, expressed concern with public zoning in the DEIR for BCHD Health Living Campus that actually says the property is on public institutional but there has been no change. This proposal should only be on commercial or high residential density zone.

Eugene Solomon asked that consultant Veronica Tam discuss with Council the 20% buffer which does not appear in the legislation, and supported relying on the data as guidelines.

There being no further comments, Mayor Pro Tem Nehrenheim closed the public comment period.

Councilmember Emdee referred to the density comparison table and the complete built out would be 42,000 in portions of 90278 and 25,000 in portions of 90277, nearly 19 people per acre versus 14 people per acre. She stated this is about zoning and the zoning of the lot would be known when purchasing a home. She said it is vital to determine the densities and where they will go once completely built out. She also pointed out that this has already been appealed and denied.

In response to Councilmember Emdee, City Attorney Webb gave a report on various cities regarding affordable housing and said there could be consequences if the City did not comply. He also provided a report regarding affordable housing and lawsuits.

Councilmember Obagi believed the expertise is lacking and asked if a traffic consultant could attend the next meeting.

Motion by Councilmember Obagi, seconded by Councilmember Emdee, to ask staff to come back next week with responses on traffic and revenue on existing sites, receive and file comments on Granicus, and remind everyone to call Senator Ben Allen.

AYES: Loewenstein, Horvath, Obagi, Emdee, Mayor Pro Tem Nehrenheim
NOES: None
ABSENT: None

N.2. DISCUSSION AND POSSIBLE ACTION REGARDING AN UPDATED SEASIDE LAGOON OPERATIONAL PLAN TO ACCOMMODATE THE 2021 BEACHLIFE FESTIVAL

CONTACT: LAURIE KOIKE, INTERIM COMMUNITY SERVICES DIRECTOR

Interim Community Services Director Laurie Koike gave a report and discussed the proposals and discussions at the last meeting, opening June 15 through August 22 as the 20-21 season.

In response to Mayor Pro Tem Nehrenheim regarding September 10-12, City Manager Hoefgen stated staff spoke with Allen at that time and it was unclear when it would open, and a date was finalized. He noted this is a Council decision.

Allen Sanford provided a brief background and said the physical site won't support immediate usage.

Assistant City Manager Witzansky noted a moving target for Mr. Sanford and his team due to covid but it's Council's call at the end of the day but staff believes it is a good compromise.

Mayor Pro Tem Nehrenheim asked what the City needs to do from August 23 to 27. Assistant City Manager Witzansky stated Mr. Sanford needs a window of time for the sand to dry and then to build. He also said nothing happening this year will set a precedent going forward.

Councilmember Obagi suggested pushing the event back. Allen said no.

Mr. Sanford said this is a difficult site and the decision was based on safety precautions and the wet sand.

Councilmember Emdee noted a short season and suggested not opening it this year and to have Beach Live only.

Assistant City Manager Witzansky suggested a more flexible calendar and to open the Lagoon as soon as possible safely and close it no earlier than August 22 and allow for expansion if allowed.

Mayor Pro Tem Nehrenheim called for public comment via Zoom and eComment.

Chief Deputy City Clerk Vickie Kroneberger read the following comments via eComment:

Grace Peng urged Council to not open the Seaside Lagoon in 2021 and a large subsidy required for a short season is not warranted. Also, the metals and foundation issues still have not been resolved.

Michael Sachs did not believe Council submitted a valid argument of opening the Lagoon and suggested Council reconsider their decision to reopen it for the summer of 2021.